



Entered on Docket
February 01, 2010

A handwritten signature in black ink, appearing to read "Bruce A. Markell".

Hon. Bruce A. Markell
United States Bankruptcy Judge

Jeremy T. Bergstrom, Esq.
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File No. 08-92645

Attorneys for Secured Creditor,
UNIVERSAL MORTGAGE CORPORATION

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re:

MAXIMILIANO SANCHEZ,

Debtor

UNIVERSAL MORTGAGE
CORPORATION,

Plaintiff(s)

vs

MAXIMILIANO SANCHEZ,

Defendant

Case No.: BK-S-08-16686-BAM
Chapter 13

**ORDER TERMINATING THE
AUTOMATIC STAY**

Date: January 12, 2009
Time: 01:30 P.M.

Secured Creditor's Motion for Relief having come before the Court on January 12, 2010,
Secured Creditor appearing by and through its counsel, JEREMY T. BERGSTROM, ESQ.,
Debtor appearing through his counsel, DAVID KRIEGER, ESQ., the Court having considered

1 the merits of the Motion and reviewed the pleadings, and good cause appearing, makes its Order
2 as follows:

3 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that the Automatic Stay
4 in the above-entitled Bankruptcy case is hereby terminated in favor of Secured Creditor,
5 UNIVERSAL MORTGAGE CORPORATION, as it pertains to the following described
6 property: 4260 Harris Avenue, Las Vegas, NV 89110 ("Property" herein) and legally described
7 as follows:

8 LOT FORTY-SIX (46) OF COOL VALLEY SUBDIVISION, AS SHOWN BY
9 MAP THEREOF ON FILE IN BOOK 50 OF PLATS, PAGE 73 IN THE
OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

10 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Secured Creditor is
11 required to reissue a Notice of Default And Election to Sell to Debtors, so that Debtors may
12 pursue mediation as a last resort in saving their Property.

13 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that, in the alternative,
14 the stay is terminated to allow Debtor to enter into a HUD Partial Claim Agreement.

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IT IS FURTHER ORDERED, ADJUDGED AND DECREED that, in the alternative,
the stay is terminated to allow Debtor to enter into a HUD Partial Claim Agreement.

IT IS SO ORDERED.

Submitted by:

DATED: January 15, 2010

By: /s/ Jeremy T. Bergstrom, Esq.
Jeremy T. Bergstrom, Esq.
Attorney for Secured Creditor
UNIVERSAL MORTGAGE CORPORATION

APPROVED/DISAPPROVED

DATED: _____

David Krieger, Esq.
Attorney for Debtor

APPROVED/DISAPPROVED

DATED: 1/20/10

[Signature] 1/20/10
KATHLEEN A. LEAVITT
Chapter 13 Trustee

ALTERNATIVE METHOD re: RULE 9021:

In accordance with Local Rule 9021, the undersigned certifies:

_____ The court waived the requirements of approval under LR 9021.

X This is a chapter 7 or 13 case, and either with the motion, or at the hearing, or on **January 14, 2010 by FAX, I have delivered a copy of this proposed order** to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and any trustee appointed in this case, and each has approved or disapproved the order, or failed to respond, as indicated below:

_____ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

_____ I certify that I have served a copy of this order with the motion, and no parties appeared or filed written objections.

	APPROVED	DISAPPROVED	NO RESPONSE
<u>CHAPTER 13 TRUSTEE:</u> Kathleen A. Leavitt 201 Las Vegas Blvd S. Ste. 200 Las Vegas, NV 89101	X		
<u>ATTORNEY FOR DEBTOR:</u> David Krieger Haines & Krieger, LLC 1020 Garces Ave. Ste. 100 Las Vegas, NV 89101			X

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

/s/ Felicia McGhee
An Employee of Miles, Bauer, Bergstrom & Winters, LLP